

MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION AUGUST 22, 2013

The Franklin Municipal Planning Commission held a regular meeting on Thursday, August 22, at 7:00 p.m. in the city hall boardroom.

Members present: Marcia Allen
 Jimmy Franks
 Lisa Gregory
 Scott Harrison
 Mike Hathaway, Chair
 Roger Lindsey, Vice Chair
 Alma McLemore
 Michael Orr

Members absent: Ann Petersen, Alderman

Staff present: Donald Anthony, Planning and Sustainability Department
 Emily Hunter, Planning and Sustainability Department
 Catherine Powers, Planning and Sustainability Department
 Brenda Woods, Planning and Sustainability Department
 Vernon Gerth, Community and Economic Development
 Dan Allen, Engineering Department
 Katie Rubush, Engineering Department
 Shauna Billingsley, Law Department

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following. The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

1. CALL TO ORDER

2. MINUTES

- 7/25/13 Regular Meeting

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

4. ANNOUNCEMENTS

5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

6. CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

REZONINGS AND DEVELOPMENT PLANS

7. ORDINANCE 2013-13, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 11.21 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTIES LOCATED AT 1034 & 1035 WINDCROSS COURT."

Project Number: 2676
 Applicant: Greg Gamble, Gamble Design Collaborative
 Staff Recommends: Favorable Recommendation to the BOMA
 Consent Status: Nonconsent

8. RESOLUTION 2013-17, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE ARTESSA PUD SUBDIVISION, LOCATED AT 1034 AND 1035 WINDCROSS COURT, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 2669

Applicant: Greg Gamble, Gamble Design Collaborative
Staff Recommends: Favorable Recommendation to the BOMA
Consent Status: Nonconsent

9. ORDINANCE 2013-44, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 9.04 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO HIGH RESIDENTIAL (R-3) DISTRICT FOR THE PROPERTY LOCATED AT 3003 DEL RIO PIKE."

Project Number: 2792
Applicant: Greg Gamble, Gamble Design Collaborative
Staff Recommends: Favorable Recommendation to the BOMA
Consent Status: Nonconsent

10. RESOLUTION 2013-43, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR BLOSSOM PARK PUD SUBDIVISION, LOCATED AT 3003 DEL RIO PIKE, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 2779
Applicant: Bill Charles, Land Management Group Inc.
Staff Recommends: Favorable Recommendation to the BOMA
Consent Status: Nonconsent

11. RESOLUTION 2013-55, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION (MODIFICATION OF STANDARDS—PARKLAND) FOR THE PRESERVE AT ECHO ESTATES PUD SUBDIVISION, LOCATED AT THE TERMINI OF ECHO LANE AND ALPINE COURT, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 2816
Applicant: John Haas, EDGE
Staff Recommends: Favorable Recommendation to the BOMA
Consent Status: Nonconsent

12. RESOLUTION 2013-50, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WILLIAMSON COUNTY EMERGENCY OPERATIONS CENTER PUD SUBDIVISION, LOCATED AT 304 BEASLEY DRIVE, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 2809
Applicant: Micky Dobson, Barge Cauthen & Associates Inc.
Staff Recommends: Favorable Recommendation to the BOMA
Consent Status: Nonconsent

PRELIMINARY PLATS, FINAL PLATS, AND SITE PLANS

13. Brentwood Church of the Nazarene, site plan, revision 2, building addition of 22,715 square feet on 18.0 acres, located at 584 Franklin Road.

Project Number: 2785
Applicant: Sean Decoster, Civil Site Design Group
Staff Recommends: Approval, with conditions
Consent Status: Consent

14. Franklin Park Subdivision, final plat, 6 lots on 71.02 acres, located at the northwest corner of East McEwen Drive and Carothers Parkway.
 Project Number: 2811
 Applicant: Ted Stevenson, Ragan Smith
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

15. Generals Retreat PUD Subdivision, site plan, revision 1, 20 attached residential units on 1.30 acres, located along Generals Retreat Place between Columbia Avenue and Adams Street.
 Project Number: 2804
 Applicant: Jimmy Yates, Wamble & Associates PLLC
 Staff Recommends: Approval
 Consent Status: Consent

16. The Highlands at Ladd Park PUD Subdivision, final plat, section 14, revision 1, 16 residential lots and 1 open space lot on 5.83 acres, located along Molly Bright Lane and Irvine Lane, south and east of Fowler Circle.
 Project Number: 2805
 Applicant: David Reagan, HFR Design Inc.
 Staff Recommends: Approval
 Consent Status: Consent

17. McKays Mill PUD Subdivision, final plat, section 32, revision 4, 7 lots on 2.18 acres, located along Harwick Drive between Bernard Way and Twin Square Way.
 Project Number: 2813
 Applicant: Ted Stevenson, Ragan Smith
 Staff Recommends: Approval
 Consent Status: Consent

18. Nichols Bend PUD Subdivision, final plat, surety revision, section 1, 46 residential lots on 9.85 acres, located along South Carothers Road.
 Project Number: 2787
 Applicant: Ken Church, Gresham Smith
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

19. Spencer Creek Place Subdivision, final plat, surety revision, revision 5, 2 lots on 3.743 acres, located at 1107 Gray Fox Lane.
 Project Number: 2755
 Applicant: Roger Harrah, Harrah & Associates
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

20. Stream Valley PUD Subdivision, final plat, section 6, 26 residential lots and 2 open space lots on 20.65 acres, located east of existing Stream Valley section 3 and south of Pratt Creek.

Project Number: 2782
Applicant: Clay Wallace, Fisher and Arnold
Staff Recommends: Approval
Consent Status: Consent

21. Stream Valley PUD Subdivision, final plat, section 7, 31 residential lots on 9.27 acres, located east of existing Stream Valley section 3 and south of proposed section 6.

Project Number: 2783
Applicant: Clay Wallace, Fisher and Arnold
Staff Recommends: Approval
Consent Status: Consent

22. W.R. Jenkins Subdivision, final plat, revision 3 (Vandalia Cottages), 17 residential lots and 1 open space lot on 2.46 acres, located along the southern side of New Highway 96 and northern side of Boyd Mill Avenue, west of Eleventh Avenue and east of Glass Street.

Project Number: 2806
Applicant: Brett Creasman, Littlejohn Engineering Associates
Staff Recommends: Approval
Consent Status: Consent

ZONING ORDINANCE TEXT AMENDMENTS

- 23. ORDINANCE 2013-14, TO BE ENTITLED: "AN ORDINANCE TO AMEND SECTION 5.10.4 (3) OF THE CITY OF FRANKLIN ZONING ORDINANCE RELATING TO CROSS ACCESS BETWEEN ADJACENT USES."**

Applicant: Catherine Powers, Planning and Sustainability Director
Staff Recommends: Favorable Recommendation to the BOMA
Consent Status: Nonconsent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

1. CALL TO ORDER

Chair Hathaway called the meeting to order at 7:00 p.m.

2. MINUTES

Mr. Harrison moved to approve the July 25, 2013, Planning Commission minutes as presented, Mr. Orr seconded the motion, and it passed unanimously (7-0).

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

No one came forward.

4. ANNOUNCEMENTS

Ms. Powers stated that the Community Planning Assistance Team would be in the City of Franklin looking at the City's floodway fringe area on September 16 through September 20. A public input forum will be held in the City Hall Training Room on September 17, at 6:00 p.m. The consultant presentation will be held in the City Hall Boardroom on September 19, at 6:00 p.m. Information regarding the itinerary will be forthcoming to the Planning Commission.

5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

No one came forward.

6. CONSENT AGENDA

Chair Hathaway stated that the Consent items were those items that were considered to be non-controversial and would be voted on as a group. The items on the Initial Consent Agenda and Secondary Consent Agenda were items 13 through 22.

Mr. Harrison moved to approve Consent Agenda items, 13 through 17, and 19 through 22, Vice Chair Lindsey seconded the motion, and it passed unanimously (7-0).

Mr. Orr recused himself from Secondary Consent item 18.

Chair Hathaway stated that Secondary Consent item was item 18.

Vice Chair Lindsey moved to approve Secondary Consent Agenda item 18, Ms. McLemore seconded the motion, and it passed unanimously (7-0).

13. Brentwood Church of the Nazarene, site plan, revision 2, building addition of 22,715 square feet on 18.0 acres, located at 584 Franklin Road.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: This site plan was deferred at the July 25, 2013 FMPC meeting because the proposed site plan showed unpermitted disturbance within a required stream buffer and because the sewer did not meet City requirements. These issues have since been addressed, and staff recommends conditional approval of the proposed site plan.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.

2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. None;

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

14. Franklin Park Subdivision, final plat, 6 lots on 71.02 acres, located at the northwest corner of East McEwen Drive and Carothers Parkway.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

***PROJECT CONSIDERATIONS:**

1. None;

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD

Planning

Franklin Park Plat.pdf

2. Open Space

Lots 2, 3, and 4 shall be noted and labeled as open space lots on the final plat. This comment results from a previous comment to place the FFO area and stream buffer in open space lots.

Franklin Park Plat.pdf

3. FWO and FFO

Floodway Overlay Zoning District boundary shall be labeled as such or as FWO. Floodway Fringe Overlay Zoning District boundary shall be labeled as such or as FFO. This is a response to a previous comment.

15. Generals Retreat PUD Subdivision, site plan, revision 1, 20 attached residential units on 1.30 acres, located along Generals Retreat Place between Columbia Avenue and Adams Street.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website <https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department

of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.

2. Once the corrected site plan has been approved, one (1) full-size and one (1) half size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. None

- * These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Streets

Bond left turn lane reconstruction on Columbia Avenue with TDOT. Improvements are to be completed and accepted prior to the issuance of the initial certificate of occupancy. Left turn lane reconstruction - \$40,000

2. Traffic Signals

Bond the traffic signal modifications for the southbound left turn lane on Columbia Avenue. Improvements are to be completed and accepted prior to the issuance of the initial issuance of the certificate of occupancy.

Signal modifications for left turn lane - \$13,000

3. Landscape

Landscape surety shall be determined at Post PC - TBD \$

Engineering

General Comments

4. Drainage

The previous comment "Provide the location of the perforated drainage pipes on the landscape plan. Provide adequate separation between the plant material and the drainage pipes" was adequately addressed however the reviewer assumed the perforated pipe would be relocated and not the plant material. Since the pipe has not been relocated this issue has been added. Provide a detail that shows how the perforated pipe will be located under the patio slabs and not cause any settling or separation from the building.

Planning (Landscape)

General Comments

5. Tree Protection

Tree Protection Detail and notes shall corrected to be legible and shall be the chain link and specified by the COF zoning ordinance.

6. Transplanted Leyland Cypress

The note about Leyland to be relocated shall have the following note added.

"If the relocated Leyland Cypress do not survive the transplanting they shall be replaced with the same caliper inches that the one being transplanted are."

16. The Highlands at Ladd Park PUD Subdivision, final plat, section 14, revision 1, 16 residential lots and 1 open space lot on 5.83 acres, located along Molly Bright Lane and Irvine Lane, south and east of Fowler Circle.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or

vice versa) or the item shall be rejected as incomplete for City review.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

***PROJECT CONSIDERATIONS:**

1. None

- * These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Planning (Landscape)

General Comments

2. Lot Trees

Lot Tree chart shall be added to this plat.

17. McKays Mill PUD Subdivision, final plat, section 32, revision 4, 7 lots on 2.18 acres, located along Harwick Drive between Bernard Way and Twin Square Way.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being

uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.

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3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

***PROJECT CONSIDERATIONS:**

1. None;

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD

Planning (Landscape)

General Comments

2. Lot Trees

Lot tree chart shall be added to this plat.

18. Nichols Bend PUD Subdivision, final plat, surety revision, section 1, 46 residential lots on 9.85 acres, located along South Carothers Road.

STAFF RECOMMENDATION: Approval.

COMMENTS: This item will add surety amounts to the Nichols Bend PUD Subdivision Section 1 Final Plat (COF# 2787). All other conditions of approval from the July 25, 2013 FMPC Meeting remain with this project.

Performance Agreement and Surety to be added to COF 2787:

Sewer	\$	341,000
Streets	\$	585,000
Sidewalks	\$	168,000
Drainage	\$	436,000
Total	\$	1,530,000

* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

19. Spencer Creek Place Subdivision, final plat, surety revision, revision 5, 2 lots on 3.743 acres, located at 1107 Gray Fox Lane.

STAFF RECOMMENDATION: Approval.

COMMENTS: This item will add a sewer surety to the Spencer Creek Place Subdivision Final Plat, Revision 5 (COF# 2755). All other conditions of approval from the June 27, 2013 FMPC Meeting remain with this project.

Performance Agreement and Surety to be added to COF 2755:

Sewer	\$	TBD
Total	\$	TBD

* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

20. Stream Valley PUD Subdivision, final plat, section 6, 26 residential lots and 2 open space lots on 20.65 acres, located east of existing Stream Valley section 3 and south of Pratt Creek.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

***PROJECT CONSIDERATIONS:**

1. None

- * These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Drainage

Drainage surety \$TBD

2. Sewer

Sewer surety \$TBD

3. Sidewalks

Sidewalk surety \$TBD

4. Streets

Streets surety \$TBD

5. Water

Water surety \$TBD

6. Landscape

Landscape surety shall be determined at Post PC - TBD \$

Engineering

General Comments

7. Easements

This is a new comment. The storm drainage pipe that crosses over lot 187 is required to have an easement.

8. Easements

This is a new comment. In the locations where the sewer line is in the street right-of-way and is within 10 feet of the right-of-way line provide additional sewer easement. The sewer line easement must be 20 feet wide, at nominal sewer line depth, and the sewer line must have 10 feet of easement in each direction from the centerline of the sewer pipe.

Planning (Landscape)

General Comments

9. Sewer line under street trees

Street trees shall be placed behind the sidewalk in a 10' wide landscape easement, the length of the lot they are on.

Landscape Plans shall be corrected for the relocation of the trees in easement to the 10' landscape easement back of sidewalk for Post PC submittal.

21. Stream Valley PUD Subdivision, final plat, section 7, 31 residential lots on 9.27 acres, located east of existing Stream Valley section 3 and south of proposed section 6.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

***PROJECT CONSIDERATIONS:**

1. None

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Drainage
Drainage surety \$TBD
2. Sewer
Sewer surety \$TBD
3. Sidewalks
Sidewalk surety \$TBD

4. Streets

Streets surety \$TBD

5. Water

Water surety \$TBD

6. Landscape

Landscape surety shall be determined at Post PC - TBD \$

Engineering

General Comments

7. Easements

This is a new comment. In the locations where the sewer line is in the street right-of-way and is within 10 feet of the right-of-way line provide additional sewer easement. The sewer line easement must be 20 feet wide, at nominal sewer line depth, and the sewer line must have 10 feet of easement in each direction from the centerline of the sewer pipe.

Planning (Landscape)

General Comments

8. Sewer lines under street trees

Street trees shall be placed behind the sidewalk in a 10' wide landscape easement, the length of the lot they are on. Landscape Plans shall be corrected with Post PC submittal.

22. W.R. Jenkins Subdivision, final plat, revision 3 (Vandalia Cottages), 17 residential lots and 1 open space lot on 2.46 acres, located along the southern side of New Highway 96 and northern side of Boyd Mill Avenue, west of Eleventh Avenue and east of Glass Street.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link

above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

***PROJECT CONSIDERATIONS:**

1. None

- * These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD

Parks

General Comments

2. Fees in lieu

Parks-Indicate fees in lieu of parkland dedication with counts on the plat.

Planning

General Comments

3. Iron Pins

Applicant shall show iron pins at all lot corners.

(This issue was raised by staff during the first staff review. At resubmittal, applicant responded that iron pins were shown on the plat. No pin is shown on the northwestern corner of the subdivision. One is shown in close proximity to the corner, but the actual corner itself must be marked.)

4. Updated certificates

Applicant shall update the "Certificate of Approval of Subdivision Names, Street Names, and Addressing" in accordance with the newest certificates included in the Subdivision Regulations.

(This issue was raised by staff at first staff review. At resubmittal, the applicant indicated that the certificates had been revised accordingly. However, the aforementioned certificate is mistitled on the plat and does not include a signature line for the City of Franklin.)

This completed the consent agenda.

7. ORDINANCE 2013-13, TO BE ENTITLED “AN ORDINANCE TO REZONE +/- 11.21 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTIES LOCATED AT 1034 & 1035 WINDCROSS COURT.”

Mr. Langley presented the staff report for Ordinance 2013-13 and stated that item 7 was for the property at 1034 and 1035 Windcross Court to allow attached units. The Land Use Plan supports this use at this location, and staff favorably recommends approval of Ordinance 2013-13 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Jimmie Tullis, of 604 Jordan Road, stated that his home was one of two that was directly across from the planned Artessa development. He read a letter from Mr. Sam C. Gant, which was written to Planning Commissioner Orr. He requested that the Jordan Road buffer be, at least, 50 feet if Ordinance 2013-13 was approved to protect better his family and the Colliers. He requested that there not be any tree removal. The buffer needs to be planted with additional trees and large shrubs to provide maximum screening. He emphasized that the buffer should be changed from 20 feet to 50 feet like the other buffers.

Chair Hathaway apologized to Mr. Tullis and stated that Ordinance 2013-13 was talking about rezoning only. He did not want Mr. Tullis to have to repeat his language on item 8 for the development plan; however, the language to which he referred was language for item 8.

Mr. Brian O'Neill, of 109 Richards Glen Drive, stated that he was president of the Richards Glen Homeowners Association. Richards Glen is a neighborhood of 56 homes, located off of Jordan Road and in close proximity to the proposed Artessa development. Over the past two weeks he had provided the Planning Commission and the Board of Mayor and Aldermen with two emails that clearly articulated the position of the Richards Glen neighborhood with regard to the need of rezoning for this development. For the record, the Richards Glen Subdivision's position was, "We would approve of the required rezoning from GC to RX with one stipulation. We would request that this Commission vote yes and agree to the modification of standards as stipulated in the Zoning Ordinance for the City of Franklin, Section 5.10.4. 2A, regarding an external street connectivity and allow rear-gate access for emergency vehicles only." Embrey Partners has gone on the record with their public notification letter in an article in the Tennessean that they would support limiting access to emergency vehicles only through the rear gate. He requested that the Planning Commission vote yes and agree to the modification of standards. He asked that the Planning Commission take the steps necessary to assure that the rear gate is limited for emergency access only and in doing so they would have Richards Glen's support for the necessary rezoning.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he was representing Embrey Partners. Embrey Partners proposed the development rezone of 11.21 acres at the end of Windcross Court, and he requested a favorable recommendation to the Board of Mayor and Aldermen.

Mr. Jimmy Franks moved to favorably recommend Ordinance 2013-13 to the Board of Mayor, Ms. McLemore seconded the motion, and it passed unanimously (7-0)

8. RESOLUTION 2013-17, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE ARTESSA PUD SUBDIVISION, LOCATED AT 1034 AND 1035 WINDCROSS COURT, BY THE CITY OF FRANKLIN, TENNESSEE."

Ms. Hunter presented the staff report for Resolution 2013-17 and stated that the applicant was only requesting two modifications of standards with this development plan. The first was regarding Retaining Wall Height. The applicant had asked to fall under the nonresidential Retaining Wall standards rather than the residential Retaining Wall standards. As staff has recommended with other development plans for attached residential uses, staff is supporting this modification of standards to fall under the nonresidential standards for Retaining Wall Heights.

The second modification of standards is for the Maximum Building Length permitted. Presently, the Zoning Ordinance permits a maximum building length of 200 feet. The applicant is asking to increase that length to 236 feet. Three of the applicant's proposed buildings exceed the 200 foot limit, two are 210 feet, and one is 236 feet in length. Due to the location of this development being towards the back of a relatively nonresidential area, staff has recommended approval of this modification of standards. Also, the architecture of the buildings lends itself to this modification of standards because the applicant has varied the façade in other ways other than just the massing of the building. Staff recommends approval of the modification of standards and also recommends approval of the development plan.

Chair Hathaway stated that he thought he had seen a modification of standards for parking.

Ms. Hunter stated that there was a modification of standards for parking, but since then the Board of Mayor and Aldermen had adopted new parking requirements for attached residential uses and this plan now complies with those parking requirements.

Mr. Hunter stated that there was one additional condition of approval (10.) that was added to the staff report last week, and it was regarding traffic improvements. This condition is as follows:

(10.) The applicant shall be required to make the following improvements for this development:

- 1) The applicant shall install and activate a traffic signal at Windcross Court and Cool Springs Boulevard prior to receiving a building permit for this project. Sureties shall be set for this work at the site plan stage.
- 2) The applicant shall provide a pedestrian connection from the back access on Jordan Road to McEwen Drive. This improvement shall be constructed prior to 25 percent buildout of the development.
- 3) The applicant shall construct an additional right turn lane at the intersection of Jordan Road and McEwen Drive. This improvement shall be constructed prior to 50 percent buildout of the development.

4) The applicant shall provide additional lighting along Jordan Road utilizing existing utility poles. Exact locations to be determined with site plan submittal and the timing of this improvement shall be concurrent with the sidewalk construction.

Chair Hathaway asked for citizen comments.

Mr. Jimmie Tullis, of 604 Jordan Road, stated that his home and his neighbor's, the Colliers, would be the two homes that would be the most impacted because they were directly across from the planned Artesa development. His biggest concern was that the buffer zone on Jordan Road, directly across from the two homes, was only 20 feet. All of the other buffer zones surrounding Artesa were between 50 and 60 feet. He requested that the buffer zone be extended to a minimum of 50 feet, along with all of the other 50 foot buffer zones. He also requested that there not be any tree removal. The buffer needed to be planted with additional trees and large shrubs to provide maximum screening. He would agree with an emergency only access from Artesa to Jordan Road.

Mr. Brian O'Neill, of 109 Richards Glen Drive, stated that he was president of the Richards Glen Homeowners Association (HOA). He formally requested that this Commission vote yes and agree to a modification of standards as it was stipulated in the Zoning Ordinance of the City of Franklin, Section 5.10.4. 2A, regarding external street connectivity and allow rear gate access for emergency vehicles only. He had previously submitted emails with photographs of Jordan Road in its current condition, as well as the plan location where the gate used to be located. He has a neighborhood of 56 residents, and they will be directly impacted by this development. The HOA was in support of Artesa and Embrey Partners, but that support was really limited to making sure that the rear entrance was emergency service only.

Mr. Gene Coffinberry, of 238 McLean Court, in Richards Glen Subdivision, stated that he agreed with Mr. Tullis and Mr. O'Neill and was in support of the buffer and the modification to restrict access to emergency vehicles only. The connectivity only benefitted the applicants and compounded any traffic issues that Richards Glen might have. By opening up and improving the one side, it would actually make the Richards Glen side worse considering how Jordan Road was very hard to navigate while trying to connect to McEwen, Cool Springs, or I65. He agreed very strongly about the buffer.

Mr. Tracey Ledbetter stated that he lived at the top of Jordan Road. His concern was all of the pedestrian traffic, and the amount of increased traffic that would occur. Individuals take advantage of Jordan Road with strollers, bicycles, skateboards, etc. He referred to a map on the wall and further discussed his concern.

Mr. Brandon Baisden stated that he lived down the street from Mr. Ledbetter. The path of least resistance would be Jordan Road. It was not easy to get onto Windcross and onto Jordan Road. That intersection could not handle that amount of traffic, and the emergency access made a lot of sense.

Alderman Beverly Burger, Ward 1 Alderman, stated that she was representing the individuals who had asked her to speak on their behalf and as their Alderman. She understood that at some point this parcel would be developed, and tonight the Planning Commission had recommended sending the rezoning to the Board of Mayor and Aldermen. Her constituents had asked her to support the limited emergency access from Artesa onto Jordan Road due to the nature, location, and the limited access onto that road. She knew this would be a modification of standards and would not necessarily match up with the intent of the portion of the ordinance for multiple accesses. Two different, very productive, neighborhood meetings had been held. She had heard from a greater percentage of the people who supported the modification of standards. Therefore, when this item comes before the Board of Mayor and Aldermen, Alderman Burger intended on voting for the rezoning but with the modification of standards for the emergency access only. A Traffic Study had already been completed for the impact that would support the emergency access. She reiterated that the improvements that the Planning Department had presented at this meeting for the sidewalk and the turn lane on Jordan Road were only if the back entrance remained open. This would be an absolute must.

This ended citizen comments.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he was representing Embrey Partners on the development plan for Artesa. The Artesa Development is planned for 249 multi-family apartments, 162 of those are one bedroom, and 87 are two bedrooms. The plan for Artesa is to set aside 45 percent of this property in open space. A significant amount of that is in buffers. Responses to some environmental and sensitive areas on the property will be left in preservation. Mr. Gamble referred to the map and continued to describe Artesa. On Jordan Road, there will be a 20 foot tree preservation. They were proposing an 8 foot retaining wall, and he described a 40 foot area of preservation. On top of the wall, they will have an Evergreen screen.

Embrey Partners understands that there has been concern regarding access to Jordan Road. They had had two public meetings. The position of Embrey is that they are fine with a connection to Jordan Road, and they are fine with an emergency connection. They have submitted a Traffic Study that shows four scenarios. He described the four scenarios.

They are also fine with providing the off-site improvements. Mr. Gamble requested approval of Resolution 2013-17 to the Board of Mayor and Aldermen.

Chair Hathaway stated that since this was a somewhat unique situation, he would describe the status to date. A request had been made outside of the applicant for a modification of standards. The challenge was that this had not given staff time to review the implication of that modification. If the Planning Commission decides to consider this, then the following options should be considered:

- If the Planning Commission chooses to approve, it can consider this as a modification, modify the application and send it to the Board of Mayor and Aldermen;

- It can be approved as is, send it to the Board of Mayor and Aldermen and have that body address the issue, outside of the Planning Commission's venue; or
- The Planning Commission can defer this item and allow staff the time to consider this since they have not had that opportunity.

Chair Hathaway stated that when making the motion to consider adding the comments that Ms. Hunter discussed, the signalization timing could be added to the motion as well.

Ms. Allen moved to favorably recommend approval of Resolution 2013-17 to the Board of Mayor and Aldermen with the conditions as presented by staff. She would like to modify one of the conditions to state that, "The light would have to be in place within 90 days of the issuance of a grading permit." Ms. McLemore seconded the motion.

Two modification of standards had been requested, Retaining Wall Height and Building Length.

Mr. Franks moved to approve the modification of standards for Retaining Wall Height, Vice Chair Lindsey seconded the motion, and it passed unanimously (7-0).

Mr. Franks moved to approve the modification of standards for Building Length, Mr. Harrison seconded the motion, and it passed unanimously (7-0).

Mr. Orr stated that from a planning perspective, he would like to add a modification of standards converting the access to Jordan Road to an emergency gated access only. Ms. McLemore seconded the motion.

Ms. Allen stated that she served on the Board of Mayor and Aldermen from 1993 to 2001. During that time period, it was not stated that there would be multiple accesses. Every time a new development was proposed, surrounding neighbors would always say that they did not want access from this cul-de-sac, and they did not want any other way in or out. This happened over and over. The Board of Mayor and Aldermen made it the norm that they would not grant the modification of standards because this would make the traffic worse. Ms. Allen liked that Artesa is a gated community. She cautioned the Planning Commission to take a very good look at this. She did not object to considering this, but she wanted staff to first take a look at it before she would consider voting for it.

Ms. Allen moved to amend the motion by stating that staff would look at declaring the access onto Jordan Road an emergency only gate.

Ms. Billingsley stated that staff could not do that at this meeting. She asked if Ms. Allen was asking for a deferral.

Ms. Allen stated that she was asking for a deferral to give staff time to review, and Vice Chair Lindsey seconded the motion.

Mr. Dan Allen, Assistant City Engineer, stated that he would like to address this briefly. In a typical situation, such as this, staff would not be prepared to answer these questions. However, in this particular incidence, staff knew very early on from the residents that there was some concern about this. The Engineering Department did scope out the Traffic Study and look at the different alternatives. The Traffic Study does show that the level of service for the intersections, with the discussed improvements, is acceptable and that they operate within City standards presently. Staff's long term concern is that when it is taken into context of what is presently happening in Franklin and what is happening to the City's transportation network, staff sees future plans for Mack Hatcher to be built on the west side of the City. The current section of Mack Hatcher at Cool Springs is under construction. Just this past year, a corridor study was completed for the McEwen/Carothers area. That identified some significant infrastructure improvements to the City's arterials. Staff does expect with a signal at Cool Springs and Mack Hatcher, a signal at Windcross, and a signal at McEwen/Cool Springs that little relief valves, here and there, will help to relive the stress on the major arterials.

Ms. Hunter wished to add something from a procedural standpoint. The applicant was required to make public notice to property owners within 500 feet of this application. Ms. Hunter had been in touch with some Windcross Court property owners regarding the traffic. There has been a great deal of concerns about the traffic on Windcross Court. She was not sure if any of these neighbors were present at this meeting, but the plans before the Planning Commission show what was included in that mailing, which did show a gated access to Jordan Road.

Mr. Franks asked Mr. Gamble if he could answer some questions regarding 100 percent usage on Windcross. That traffic analysis basically creates Jordan Road access emergency only. That is accessed by an electronic keypad of some sort.

Mr. Gamble stated that if it is emergency-access only, the gates would be activated by emergency siren, or they would have a knock-box located on a masonry column potentially, that would be the anchor for the gate. One of those two requirements would have to be satisfied for the City's emergency services.

Mr. Brad Knolle, of Embrey Partners, stated that the gates were also designed that if those two items fail, the fire truck and/or ambulance could crash through it, and it would fall over.

Mr. Gamble stated that with the addition of the light at Windcross Court with 100 percent of Artessa to that light, one would be looking at Level B in the morning and Level A in the evening. On Jordan Road the level of service presently for traffic, turning north or south, is F. The applicant had proposed adding the right turn lane. This would reduce the level of service to a Level B for all right turn lane movements. Any left turn lane movements would still operate at Level of Service F.

Ms. Allen stated that, based on what the Planning Commission had heard tonight, she did not see anything other than, "We do not want" as a reason to grant Resolution 2013-17. Connectivity was a big issue for a long time, and that was why the City had these. With this

development being gated, they would have to put in an access to get into the development. She thought the Planning Commissioners had to be cognizant of what that meant.

Chair Hathaway stated that the Commission still had a motion for deferral, and he asked if the Commission wanted to keep the deferral.

Ms. Allen stated that she would withdraw her motion for deferral. She did not think there was a need for that now.

Chair Hathaway stated that the Commission was back to the amendment to the main motion to allow for the modification of standards request.

Vice Chair Lindsey asked if this would include the gated access to Jordan Road.

Chair Hathaway stated that it would be for an emergency only access, which would be sent to the Board of Mayor and Aldermen.

Ms. Billingsley stated that for point of order, it was not a modification of standards. This Board cannot make a modification of standards. It is just an amendment. The applicant is the only person who can ask for a modification of standards.

Chair Hathaway reminded the Planning Commission that they were voting on an amendment to the main motion to allow for a change to the application allowing an emergency access only off of Jordan Road.

With the motion having been made and seconded allowing an emergency access only off of Jordan Road, the motion passed five to two (5 to 2) with Ms. Allen and Mr. Harrison voting no.

With the main motion having been made and seconded to favorably recommend approval of Resolution 2013-17 to the Board of Mayor and Aldermen with the conditions, as presented by staff, and modifying one of the conditions to state that, "The light would have to be in place within 90 days of the issuance of a grading permit," it passed unanimously (7-0) and with the following:

STAFF RECOMMENDATION: Favorable Recommendation to the BOMA

COMMENTS: The applicant is requesting two modifications of standards with this development plan.

MODIFICATIONS OF STANDARDS:

MOS1 Retaining Wall Height

The applicant is requesting a modification of standards for maximum retaining wall height. Since the proposed project is residential, the maximum retaining wall height in front yards is 2 feet, and the maximum height in side or rear yards is 6 feet. The applicant is requesting application of the nonresidential and mixed-use retaining wall standards for this project, rather than the residential standards. The nonresidential and mixed-use standards allow for a

maximum retaining wall height of 10 feet for a single wall or a maximum grade change of 16 feet, provided by two 8-foot walls separated by 6 feet to allow for vegetation between the walls. Since attached residential developments are different in character from single-family residential developments and often have nonresidential qualities in terms of scale and construction, staff recommends approval of this modification of standards.

MOS2 Building Length

The applicant is requesting a third modification of standards to increase the maximum permitted building length from 200 feet to 236 feet. The applicant proposes 3 buildings that exceed 200 feet in length (two are approximately 210 feet and one is 236 feet in length). The applicant has stated in their request letter that the context of this area differs from other residential areas in that large office buildings are located along Windcross Court, and that these attached residential buildings provide a transition to the single family residential neighborhoods along Jordan Road. Staff believes that this request is minimal and has previously recommended approval of this modification on the second section of the Dwell apartments along McEwen Drive. Due to the location of this development and the proposed architecture, staff recommends approval of this modification of standards.

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

*PROJECT CONSIDERATIONS:

1. Staff is concerned about the number of outward facing garages on this site. At site plan, staff will critically review the architecture and make special recommendations for the treatment of the garages.

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Retaining walls

The previous comment "The existing ground at a proposed retaining wall corner is between elevation 712 and 713. The proposed finish grade elevation in the area is 700. The proposed wall height is indicated to be 10 feet. The area behind the wall is indicated to be a tree preservation area. Provide additional information that shows how the 12 to 13 feet of grade difference is to be accomplished with a 10 feet high wall. The maximum height of a retaining wall must be no greater than 10 feet" has not been completely addressed. With the limited information provided it does not appear to be possible to limit the wall height to 10 feet and not require grading in the tree protection zone. The tree protection zone is an area that must not be disturbed.

2. Traffic/Transportation

The applicant shall be required to make the following improvements for this development:

- 1) The applicant shall install and activate a traffic signal at Windcross Court and Cool Springs Boulevard. The light would have to be in place within 90 days of the issuance of a grading permit prior to receiving a building permit for this project. Sureties shall be set for this work at the site plan stage.
- 2) The applicant shall provide a pedestrian connection from the back access on Jordan Road to McEwen Drive. This improvement shall be constructed prior to 25% buildout of the development.
- 3) The applicant shall construct an additional right turn lane at the intersection of Jordan Road and McEwen Drive. This improvement shall be constructed prior to 50% buildout of the development.
- 4) The applicant shall provide additional lighting along Jordan Road utilizing existing utility poles. Exact locations to be determined with site plan submittal and the timing of this improvement shall be concurrent with the sidewalk construction.

3. Grading

The original comment "Sidewalks must be ADA compliant and the grades of the sidewalks must not exceed the ADA required grades" has not been completely addressed. The current plan as submitted will require additional ramps or switchbacks to meet the ADA required grades.

Planning

General Comments

4. Plat Required

Applicant shall submit a revised consolidation plat with the first site plan for this development. Final plat is required to be recorded before building permits can be issued.

5. Parkland dedication

The applicant shall pay the required fees in lieu of parkland dedication, per Section 5.5.4 of the City of Franklin Zoning Ordinance. As an alternative, the applicant has offered offsite dedication of property to extend a trail identified in the Open Space and Greenway Plan. Dedication may be in the form of dedication, access easements, construction, or other manners acceptable to the Board of Mayor and Alderman, as long as the total contribution is no less than the required amount of fees in lieu of parkland dedication.

Artessa Development Plan 2669.pdf

6. Labeling

Each building shall be labeled with square footage, dimensions, number of stories, and number of units.

7. Open Space

Total open space provided shall be equal to the formal and informal areas provided. Applicant shall revise these entries in the site data chart to be coordinated. This is a new comment.

Planning (Landscape)

General Comments

8. Tree Replacement

The note on the drawings is correct about what trees are required to be replaced that are 24" or greater in caliper. These shall be calculated at site plan and their replacement shown.

Stormwater

The Artessa PUD Subdivision, Development Plan - submittal 002.pdf

9. Stream Buffer

The stream buffers shall be clearly labeled on all sheets. All sheets shall also have numbers (for example the sheet after C2.0 is not numbered).

Water/Sewer

Artessa Development Plan 2669.pdf

10. Wastewater

As stated in the first review, the Sanitary Sewer line and services shall not be installed under sidewalks.

FMPC Added Condition of Approval:

11. Mr. Orr stated that from a planning perspective, he would like to add a modification of standards converting the access to Jordan Road to an emergency gated access only. Ms. McLemore seconded the motion.

9. ORDINANCE 2013-44, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 9.04 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO HIGH RESIDENTIAL (R-3) DISTRICT FOR THE PROPERTY LOCATED AT 3003 DEL RIO PIKE."

Mr. Langley presented the staff report for Ordinance 2013-44 and stated that item 9 was a rezoning request to provide detached residential units at a density equal to or less than three units per acre. The property currently contains one detached residential dwelling and sits just north of the Cornerstone Subdivision. It is in conformance with the Franklin Land Use Plan, and staff would favorably recommend approval of Ordinance 2013-44 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant for Blossom Park, and he requested favorably recommending approval of Ordinance 2013-44 to the Board of Mayor and Aldermen.

Ms. McLemore moved to favorably recommend Ordinance 2013-44 to the Board of Mayor and Aldermen, Mr. Harrison seconded the motion, and it passed unanimously (7-0)

10.RESOLUTION 2013-43, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR BLOSSOM PARK PUD SUBDIVISION, LOCATED AT 3003 DEL RIO PIKE, BY THE CITY OF FRANKLIN, TENNESSEE."

Mr. Anthony presented the staff report for Resolution 2013-43, and stated that staff favorably recommended Resolution 2013-43 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he was representing the applicant for the development plan for Blossom Park. He discussed Condition of Approval 1. He stated that the applicant had since met with staff, and he believed that this condition had been removed.

Mr. Allen stated that Mr. Gamble was correct that Condition of Approval 1 had been addressed appropriately and had been inadvertently put back on the staff report, so that comment was not an issue.

Mr. Gamble stated that the applicant favorably requested to recommend Resolution 2013-43 to the Board of Mayor and Aldermen.

Ms. Allen moved to favorably recommend approval of Resolution 2013-43 to the Board of Mayor and Aldermen and to delete Condition of Approval 1. Mr. Orr seconded the motion.

Mr. Franks stated that this item had been discussed in the Joint Conceptual Workshop a few months ago and it had been requested that Lot 26, which faced Carlyle Lane, would need a double front to it as opposed to looking at the backyard of that house.

Mr. Gamble remembered the discussion.

Mr. Anthony stated that this would be addressed at the site plan stage.

Chair Hathaway stated that Lot 1 also had such a prominent side view that it needed to be addressed as well at the site plan stage.

With the motion having been made and seconded to favorably recommend approval of Resolution 2013-43 to the Board of Mayor and Aldermen, and deleting condition of approval 1, it passed unanimously (7-0) with the following:

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

*PROJECT CONSIDERATIONS:

1. None

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Engineering

General Comments

~~1. Streets~~

~~Show (with dashed lines) the street configuration to accommodate shifting of Del Rio access point to the east in the future.~~

2. Easements

This is a new comment. Show all required drainage easements on the site utility plan.

Planning

General Comments

3. Draft elevations (development plan)

Elevations included in this submittal are in draft version and are included for staff/FMPC review purposes only. Approval of the development plan shall not be inferred as approval of the draft elevations. Complete building elevations shall be submitted and fully evaluated for compliance with Zoning Ordinance standards at the site plan stage.

(This condition was included in the comments provided to the applicant following previous submittals and is reiterated here.)

11. RESOLUTION 2013-55, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION (MODIFICATION OF STANDARDS—PARKLAND) FOR THE PRESERVE AT ECHO ESTATES PUD SUBDIVISION, LOCATED AT THE TERMINI OF ECHO LANE AND ALPINE COURT, BY THE CITY OF FRANKLIN, TENNESSEE."

Ms. Hunter stated that the Board of Mayor and Aldermen approved the Preserve of Echo Estates PUD on February 26, 2013. The condition of approval was originally placed on this project to insure that parkland dedication was meeting the requirements of the Zoning Ordinance, or that fees-in-lieu of parkland dedication would be provided. Instead of dedicating the required 1.06 acres to the City for parkland or paying the fees-in-lieu of that particular acreage, the applicant proposes a 1.06 acre private park area that adjoins a 0.75 acre formal open space for a total private formal open space area of approximately 1.8 acres. The private park area will be maintained by the property owner/HOA. Since the recreational needs of the proposed development can be met on-site by the private park, at no cost to the City, staff supports this request for a modification of standards for parkland dedication. To ensure that the intent of the parkland dedication requirement is met in the future, the applicant has stated on the plan that a permanent public access easement will be placed on the private park area. Staff favorably recommended approval of Resolution 2013-55 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. John Haas, of EDGE, stated that he represented Pearl Street Partners, and he requested a favorable recommendation of Resolution 2013-55 to the Board of Mayor and Aldermen.

Mr. Harrison moved to favorably recommend Resolution 2013-55 to the Board of Mayor and Aldermen, and Mr. Orr seconded the motion.

Ms. Allen stated that she did not like this development plan. She thought this really circumvented what the idea of parkland dedication really meant. She did not like this and would be voting no on this development plan and any in the future, such as this.

Ms. McLemore asked about this development having a private park but a public access. She asked if the public would be able to use it.

Ms. Hunter stated that it would be open to the public.

Ms. McLemore stated that the applicant would be bearing the expense of the park, but it would be open to the public.

Ms. Hunter stated that it would not be a city park because it would not be dedicated to the City. It essentially would be what the City's formal open space would require and would be accessible to the public. Staff generally does not go the route of requiring an all public access easement, but open space lots do have them. It is typical that with a plat that open space lots have the easements placed on them.

With the motion having been made and seconded to favorably recommend approval of Resolution 2013-55 to the Board of Mayor and Aldermen, it passed six to one (6-1) with Ms. Allen voting no and with the following:

STAFF RECOMMENDATION: Approval;

COMMENTS: A condition of approval was originally placed on this project to ensure that parkland dedication meeting the requirements of the Zoning Ordinance or fees-in-lieu of parkland dedication would be provided. Instead of dedicating the required 1.06 acres to the City for parkland or paying the fees-in-lieu of that particular acreage, the applicant proposes a 1.06 acre private park area that adjoins a 0.75 acre formal open space for a total private formal open space area of approximately 1.8 acres. The private park area will be maintained by the property owner/HOA. Since the recreational needs of the proposed development can be met on-site by the private park at no cost to the City, staff supports this request for a modification of standards for parkland dedication. To ensure that the intent of the parkland dedication requirement is met in the future, the applicant has stated on the plan that a permanent public access easement will be placed on the private park area.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and two (2) full-size copies of the corrected grading/drainage and five (5) full-size copies of the corrected water/sewer plans (two separate plan submittals) to the Department of Building and Neighborhood

Services to be stamped and signed by city officials prior to the issuance of a grading permit and water/sewer approval, where applicable.

4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. None;

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

12.RESOLUTION 2013-50, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WILLIAMSON COUNTY EMERGENCY OPERATIONS CENTER PUD SUBDIVISION, LOCATED AT 304 BEASLEY DRIVE, BY THE CITY OF FRANKLIN, TENNESSEE."

Mr. Anthony presented the staff report for Resolution 2013-50, and stated that staff favorably recommended Resolution 2013-503 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. John Gore, of Barge Cauthen & Associates, Inc., stated that he represented the applicant, and he requested a favorable recommendation of Resolution 2013-50 to the Board of Mayor and Aldermen.

Mr. Harrison moved to favorably recommend Resolution 2013-50 to the Board of Mayor and Aldermen, Mr. Orr seconded the motion, and it passed unanimously (7-0) with the following:
STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning

Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.

2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. None

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Planning

General Comments

1. Project number

Applicant shall add COF# 2809 to sheets L-1.0 and L-1.1.

(At initial staff review, applicant was advised to add the COF# to all sheets in the plans set. At resubmittal, the COF# was added to all sheets except the landscape sheets.)

2. Static and residual pressures

Applicant shall provide static and residual pressures at nearest fire hydrant.

(This information was requested at initial staff review. At resubmittal, applicant indicated that a flow test has been scheduled.)

3. Open space calculations

Applicant shall set aside at least five percent of the site as formal open space.

(At initial staff review, staff asked applicant to provide open space calculations for the site. At resubmittal, applicant included open space information, which indicated that three percent of the site had been set aside as open space. In accordance with Table 5-7, sites in conventional areas are required to set aside five percent for formal open space.)

4. Signed plans

Landscape sheets shall be signed at resubmittal.

(At first staff review, staff noted that some plan sheets referred to a landscape plan; however, the landscape plan sheet was not included in the submittal. At resubmittal, the applicant included two landscape sheets, one of which included open space calculations. However, the calculations appeared to be based on requirements for traditional areas, rather than conventional areas.)

Planning (Landscape)

General Comments

5. Tree Preservation

Since the landscape sheet was not shown with the original submittal, it shall be signed and dated by the Landscape Architect.

6. Landscape Architect

Landscape Architect did not date and sign the plans, this shall be done.

7. Landscape Sheet

Sheet L-1.1 was not shown with the original submittal. This sheet shall have all of the landscape requirements shown on the site plan when it is submitted.

Water/Sewer

Development Plan Resubmittal-WCEOC (08-01-13).pdf

8. Water

In conversation with senior staff about earlier agreements, the water main will be the City of Franklin's when Longview is completed. The proposed extension to the water main shall be designed with meter vaults at the property line, so meters may be installed at that time. The fire line and domestic water shall be shown separately. We do not require a fire meter, but the double detector check shall be at the property line. The comment has been added due to learning about this previous agreement.

23. ORDINANCE 2013-14, TO BE ENTITLED: "AN ORDINANCE TO AMEND SECTION 5.10.4 (3) OF THE CITY OF FRANKLIN ZONING ORDINANCE RELATING TO CROSS ACCESS BETWEEN ADJACENT USES."

Ms. Powers presented the staff report for Ordinance 2013-14, and stated that this ordinance would basically take what the City already required, in terms of cross access and codify it. This ordinance requires that the first developer notify those adjacent to them of their plans and what their plans look like for connectivity so that the neighbors are aware of what is coming forward. This would avoid getting into a situation where the connectivity would not support the other developments, which may come later. The City would not be involved in the negotiations but, at least, there would be a notification. The second part of the amendment would be that there would be an agreement that said that the applicant would not only build but maintain that cross access on their property. Staff favorably recommended Ordinance 2013-14 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

No one came forward.

Mr. Harrison moved to recommend Ordinance 2013-14 to the Board of Mayor and Aldermen, and Mr. Orr seconded the motion.

Mr. Franks stated that he needed a very good example of Ordinance 2013-14. He asked if he would have to meet his neighbors, to the right and left of him and get an agreement for a cross access, should he purchase land.

Ms. Powers stated that he would be required to notify his neighbors of where the cross-access would be located. He would not have to meet his neighbors to get an agreement, but the neighbors would have to be notified of where the cross-access would be located.

Chair Hathaway asked what the notification would be.

Ms. Powers stated that it would be a certified letter and would also be a sketch/scheme showing where the cross-access would be meeting the neighbors' property.

Mr. Franks asked if a response was required.

Ms. Powers stated that a response was not required. The receipt from the certified letter would be the proof, and something should be sent to the Planning and Sustainability Department showing that the neighbors had been notified.

Mr. Franks asked what would happen if the neighbors objected to the cross-access. He asked if this would change the submittal process.

Mrs. Powers stated that it would not change the submittal process but it would allow that individual to come forward and speak at a Board, such as the Planning Commission, to express concern.

With the motion having been made and seconded to favorably recommend approval of Ordinance 2013-44 to the Board of Mayor and Aldermen, it passed unanimously (7-0).

There being no further business, the meeting adjourned at 8:06 p.m.

Chair, Mike Hathaway